

## MEMORANDUM

*To:* City Planning Commission, Committee of the Whole  
*Prepared By:* Andrea Burke, Supervisor, Historic Preservation (612) 673-3489  
*Date:* April 30, 2020  
*Subject:* Lynnhurst Residential Historic District Designation Study, generally bounded by 46<sup>th</sup> Street West, 48<sup>th</sup> Street West, Dupont Avenue South, and Fremont Avenue South

### SITE DATA

<b>Existing Zoning</b>	R1 District – Single-Family District
<b>Lot Area</b>	1,107,069.9 square feet
<b>Ward(s)</b>	13
<b>Neighborhood(s)</b>	Lynnhurst
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	N/A

### DESIGNATION STUDY REVIEW AND COMMENT

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. The Lynnhurst Residential Historic District designation study was prepared by a local historical consultant, New History. The designation study was submitted to the SHPO on February 25, 2020, and staff anticipates comments on or before April 24, 2020. This item will be on the April 30, 2020, Committee of the Whole agenda for discussion and comment.

Staff is recommending the Lynnhurst Residential Historic District for designation as a local historic district. Staff finds that the historic district has significance under Criterion 3 (neighborhood identity), Criterion 4 (architectural styles), and Criterion 5 (landscape design and development pattern) of Chapter 599.210. The historic district retains historic integrity of location, design, setting, materials, workmanship, feeling, and association.

Title 23, Chapter 599.260 of the Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

#### **The relationship of the proposed designation to the city's comprehensive plan:**

Under the *Minneapolis 2040 Comprehensive Plan*, the future land use district of the Lynnhurst Residential Historic District will be **Urban Neighborhood**. The designation of the historic district will support the Urban Neighborhood

land use because it facilitates the retention of a vibrant and highly intact historic urban neighborhood and high-quality housing. Any proposed demolition would be reviewed by City staff and/or the Heritage Preservation Commission, which protects the long-term viability of the neighborhood.

The Built Form District is **Interior 1**, which is “typically applied in parts of the city farthest from downtown, in the areas between transit routes.” In the Interior 1 district, “new and remodeled buildings...should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Buildings heights should be 1 to 2.5 stories.” The designation of the Lynnhurst Residential Historic District meets and supports the requirements of the Interior 1 district. Design guidelines and project review will ensure that new construction and alterations to the properties within the district is appropriate to a small-scale residential neighborhood.

The following policies of the comprehensive plan would apply to the designation of the Lynnhurst Residential Historic District:

*Policy 60. Intrinsic Value of Properties: Increase the awareness, understanding, and appreciation of the economic and intrinsic value of older properties important to the city’s heritage.*

The Lynnhurst Residential Historic District represents one of the highest concentration of houses which retain historic integrity in the body of the City of Minneapolis’s designated properties, demonstrating the value of intact historic neighborhoods. Local designation, and the design review that accompanies it, would protect the integrity of the neighborhood for years to come.

*Policy 92. Identify and Evaluate Historic Resources: Continue to identify, examine, and evaluate historic contexts and historic resources, with a focus on communities that have been traditionally underrepresented.*

The Lynnhurst Residential Historic District was initially identified in 2005 as part of the Southwest Minneapolis Historic Resources Inventory, prepared by Mead & Hunt. This study examined the Lynnhurst Residential Historic District as a development that appealed to Minneapolis’s growing upper-middle class in the first third of the twentieth century. Homes constructed by affluent Minneapolitans are well-represented in the existing body of locally designated properties.

*Policy 93. Stewarding Historic Properties: Preserve, maintain and encourage the adaptive reuse of historic districts, landmarks and historic resources, especially in locations that have experienced disinvestment.*

Historic designation at the local level offers some of the strongest protections available in a regulatory framework. Following the local designation of historic districts, design guidelines are adopted to provide property owners, city staff, and the Heritage Preservation Commission with guidance to prevent inappropriate alterations to properties that would adversely impact the historic integrity and character of the historic district. Given the high degree of historic integrity in the Lynnhurst Residential Historic District, local historic designation will encourage the maintenance and preservation of the houses within its boundaries.

**The effect of the proposed designation on the surrounding area:**

The designation will preserve the unique architectural styles, large lots and setbacks, and character of the historic district and will encourage the retention of houses of the same vintage in the surrounding neighborhood.

**The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:**

The historic district does not fall within the boundaries of any adopted small area plan or any other adopted development plan.